

The following are minutes of the Bettendorf Planning and Zoning Commission and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next meeting.

**MINUTES  
PLANNING AND ZONING COMMISSION  
NOVEMBER 18, 2015  
5:30 P.M.**

The Planning and Zoning Commission meeting of November 18, 2015, was called to order by Kappeler at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bert, Kappeler, Peters, Rafferty, Stoltenberg

MEMBERS ABSENT: Bennett, Wennlund

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; Lisa Fuhrman, Secretary; Brian Fries, Assistant City Engineer; Steve Knorrek, Assistant Fire Chief

2. Approval of the minutes of the meeting of October 21, 2015.

On motion by Rafferty, seconded by Stoltenberg, that the minutes of the meeting of October 21, 2015 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

**Final Plat**

4. Case 15-051; Maple Glen 4<sup>th</sup> Addition, submitted by Maple Glen Condominium HOA.

Beck reviewed the staff report.

Kappeler asked if there would be any common area remaining after the subdivision is platted. Beck explained that while there is a vacant lot on Sunburst Drive, all of the property is individually owned.

Kappeler asked if the subdivision would be in proper order once the final plat is recorded. Beck explained that the proposed plat will remedy the existing nonconformities as much as possible.

On motion by Stoltenberg, seconded by Peters, that the final plat of Maple Glen 4<sup>th</sup> Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Kappeler expressed her appreciation of Beck's work in resolving the nonconformities which had existed in the subdivision.

### **Site Development Plan**

5. Case 15-076; 3890 State Street, submitted by Epic Construction. (Deferred from meeting of October 21, 2015)

Beck reviewed the staff report.

Rafferty commented that the proposed plan is a big improvement as compared to the original submittal.

Gail Dover, 3729 Dover Court, asked if it would be possible to replace some of the deciduous trees indicated on the plan with evergreens.

Kappeler asked for clarification of where the developer has indicated that evergreens would be located. Beck explained that while the landscape plan indicates several evergreen trees, the Commission members could request that some of the deciduous trees be replaced with evergreens. He indicated that according to the landscape ordinance, one deciduous overstory tree could be substituted for two evergreen trees. Kappeler commented that it appears as though there are quite a few evergreen trees indicated on the landscape plan on the property line to serve as a buffer.

On motion by Rafferty, seconded by Bert, that a site development plan for 3890 State Street be approved subject to staff recommendations and the replacement of some of the deciduous trees indicated on the landscape plan with evergreen trees in order to provide a year round buffer.

ALL AYES

Motion carried.

6. Case 15-080; 1838 State Street, submitted by Veit's Vettes & Collector Cars.

Beck reviewed the staff report.

Kappeler asked if the fact that the building would be constructed up to the property line would cause safety problems with regard to the traffic in the alley. Connors explained that the building is allowed to be constructed up to the property line because the alley provides the required open space. He indicated that he is unaware of any problems related to traffic that were caused by the existing business.

Bert asked if the previous rezoning request has been approved. Beck explained that in order for a rezoning request to be approved, three ordinance readings are required. He indicated that the site development plan will not be presented to the City Council until the meeting at which the third and final reading is held.

Bert asked if any conditions were placed on the zoning to prevent a future owner of the property from demolishing the existing structure and using the property for a used car lot with outdoor sales. Beck confirmed this, adding that a condition was added at the City Council level. Connors explained that the condition that was added limits the number of vehicles allowed to be stored outside for the current owner and prohibits outdoor storage for any future owner.

Kevin Koellner, 1805 State Street, asked if the exterior of the building addition would be the same as the existing structure. Connors stated that it is the owner's intent to match the exterior of the existing building. He added that the owner has applied for funding from the city's Façade Loan Improvement Program. He indicated that a part of the application process is the review of the proposed plan. Connors stated that the exterior design will be discussed at that meeting.

Koellner asked if the new downtown design standards would apply to the proposed building addition. Connors stated that a meeting has been scheduled to review those standards during the next week at which time a decision regarding them could be made.

On motion by Peters, seconded by Stoltenberg, that a site development plan for 1838 State Street be approved subject to staff recommendations.

ALL AYES

Motion carried.

**Planned Unit Development**

7. Case 15-079; Kimberly Woods subdivision (1201 Kimberly Road), submitted by Swany Development, LLC.

Beck reviewed the staff report.

Rafferty asked how the proposed structure would affect the storm water detention system. Connors explained that nothing has changed from the original development plan with regard to footprint, paving, or storm water detention. He stated that the only difference is that the building would now be three stories.

Kappeler asked if the original plan contemplated the construction of two buildings. Connors confirmed this.

Kappeler asked if staff is aware of any problems regarding storm water detention. Connors explained that the storm water detention system was certified at the time of construction of the first building, reiterating that the original plan was to construct two buildings on the site.

On motion by Rafferty, seconded by Stoltenberg, that the revised planned unit development plan for Kimberly Woods subdivision be approved subject to staff recommendations.

ALL AYES

Motion carried.

**Other**

8. Commission update.

Connors stated that the following items were approved by City Council subsequent to the last P & Z meeting:

Genesis at Crow Valley Fifth Addition, final plat  
4275 Tanglewood Road, A-1 to R-3, public hearing and first reading of ordinance

Connors stated that the Commission members should have received an email with regard to a meeting he has scheduled to discuss the method by which the city will utilize the newly-adopted Comprehensive Plan in the interim before the Zoning Ordinance is revised and adopted. He indicated that he has invited the consultants who

facilitated the revision of both the Comprehensive Plan and the Zoning Ordinance to participate.

There being no further business, the meeting adjourned at approximately 6:00 p.m.

These minutes approved \_\_\_\_\_

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Gregory W. Beck, City Planner